GOVERNMENT OF TELANGANA
ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Recreational use zone to Manufacturing use zone for setting up "Electrical & Electronics Items Assembling and Jobbing & Machining" Unit (Green Category Unit) in Sy.Nos.84/A (Part), situated at Rahimkhanguda Village, Bibinagar Mandal, Nalgonda District to an extent of Ac.01-33 Gts.- Confirmation of Draft variation – Notification – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.MS.No. 160 **Dated: 10/11/2015**
Read the following:-

1. From the MC, HMDA, Hyderabad, Lr.No.202032/MP1/ Plg/HMDA/2015, dt:09.07.2015.
2. Govt. Letter No.1716/I1/2015-1, M.A. & U.D. (I1) Dept., Dated:06.08.2015.
3. From the MC, HMDA, Hyderabad, Lr.No.202032/MP1/ Plg/HMDA/2015, dt:07.09.2015.
4. Govt. Memo.No.8806/I1/2014-1, MA & UD (I1) Dept., Dated:19.09.2015.
5. From the MC, HMDA, Hyderabad Lr.No.202032/MP1/ Plg/HMDA/2015, dt:27.10.2015.
6. Govt. Letter No.8806/I1/2015-2, M.A. & U.D. (I1) Dept., Dated:05.11.2015.
7. From the MC, HMDA, Hyderabad Lr.No.202032/MP1/ Plg/HMDA/2015, dt:05.11.2015.

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O R D E R:

The draft variation to the land use envisaged in the Notified MDP-2031 issued in Government Memo 4th read above, was published in the extraordinary issue of the Telangana Gazette No.247, Part-I, dated 23.09.2015. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.3,32,346/- (Rupees three lakhs thirty two thousand three hundred and forty six only) towards development charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the Extra-ordinary issue of the Telangana Gazette Dated:**13.11.2015.**

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use notified in Metropolitan Development Master Plan vide G.O.Ms.No.33, MA, Dt:24.01.2013, as required by sub-section (3) of the said section.

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VARIATION

The site in Sy.No.84/A (Part) situated at Rahimkhanguda Village, Bibinagar Mandal, Nalgonda District to an extent of Ac.01-33 Gts, which is presently earmarked for Recreational use zone as per the Metropolitan Development Master Plan which was notified by the Government vide G.O.Ms.No.33, MA, Dt:24.01.2013 is designated as Manufacturing use zone for setting up "Electrical & Electronics Items Assembling and Jobbing & Machining" Unit (Green Category Unit) only subject to the following conditions:

(a) Since the site is situated near to the settlement i.e., approx. at a distance of 285 mts., so applicant has to develop thick greenery strip of 15 mts wide along frontage of the site within the front set back.

(b) H.T. Power line is passing through the site, so the land along below the tower line shall be developed as Green belt to an extent of the width of the tower base and on either side of green belt there shall be a min. of 10 mts wide road shall be developed, up to the applicant extent only.

(c) The applicant shall provide green buffer (width as per rules in force) towards designed Recreational use zone, in order to segregate industrial activity from the Recreational activity.

(d) As per the regulations, the min. abutting existing road width required for General Industry is 12.0 mts. The site is having an approach from kacha road & the width of the road is varying from 20'-0" to 40%0". In front of the site only 20'-0" wide kacha road is formed on ground. So, applicant shall develop the 40'-0" wide B.T. Surface road at the time of building permission by way of an approved road development plan by the competent authority.

(e) The applicant has to submit NOC from the TSPCB for the above said line of activity, at the time of building permission.

(f) The applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt.07-04-2012 & G.O.Ms.No.33, dt.24.01.2013.

(g) All the rules & regulations notified by Ministry of Environment & Forests, Government of India shall be followed.

(h) The applicant shall obtain prior permission from HMDA before undertaking any development in the site u/r.

(i) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigations occurs, the CLU orders will be withdrawn without any notice.

(j) In case of expansion or any change in manufacturing process, raw material or products a fresh application shall be submitted.

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(k) The applicant has to fulfill any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

NORTH : Existing 20'0" wide kacha surface road in front of the applicant site.

SOUTH : Raghavapuram Village boundary and Neighbour's land in Sy.No.579 of Raghavapuram village.

EAST : Neighbour's land in Sy.No.84 part of Rahimkhanguda village.

WEST : Neighbour's land in Sy.No.86 of Rahimkhanguda village.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

M.G. GOPAL
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery &
Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad
Metropolitan Development Authority, Hyderabad.
Copy to:
The individual through the Metropolitan Commissioner, Hyderabad
Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Nalgonda District.
Sf /Sc.

// FORWARDED : : BY ORDER //

SECTION OFFICER